



STATE OF CONNECTICUT
OFFICE OF HEALTH CARE ACCESS

M. JODI RELL
GOVERNOR

CRISTINE A. VOGEL
COMMISSIONER

May 16, 2005

R. Christopher Hartley
Senior Vice President
Planning and Facilities Development
Saint Francis Hospital and Medical Center
114 Woodland Street
Hartford, CT 06105

Re: CON Determination Request; Report Number: 05-30493-DTR
Establishment of Medical Offices in West Hartford, Connecticut

Dear Mr. Hartley:

On April 29, 2005, the Office of Health Care Access ("OHCA") received your Certificate of Need ("CON") Determination request for the establishment of medical offices at Bishop's Corner, 345 North Main Street, West Hartford, Connecticut. OHCA has reviewed your request and makes the following findings:

1. Saint Francis Hospital and Medical Center ("Hospital") is a non-profit, acute care hospital located at 114 Woodland Street in Hartford, Connecticut.
2. The Hospital is collaborating with a number of private physicians and others to develop and establish new medical offices in the Town of West Hartford, Connecticut.
3. The proposed office site will occupy approximately 15,000 square feet of leased space in an existing building located at Bishop's Corner, 345 North Main Street, West Hartford, Connecticut.
4. The majority of the proposed square footage at this location will be leased directly by Summit Development, the facility landlord, to private physician practices.
5. Summit Development is an independent real estate company and is not an affiliate of the Hospital.
6. The Hospital will lease the remaining medical office space and will be subleasing the space to an on-site laboratory service and several other private practitioners.

An Equal Opportunity Employer

410 Capitol Ave., MS#13HCA, P.O.Box 340308, Hartford, CT 06134-0308
Telephone: (860) 418-7001 Toll-Free: 1-800-797-9688
Fax: (860) 418-7053

7. As the Hospital's lease arrangement is structured as an operating lease, there are no proposed capital expenditures associated with this proposal.
8. While the medical offices will bear the name of Saint Francis Care for marketing purposes, the Hospital will not be providing any direct patient services.
9. There will be no facility fee involved with the provision of services at the medical offices.
10. There will be no new licensure categories being sought from the Connecticut Department of Public Health for this proposal.

Based on these findings, OHCA has determined that CON approval is not required for the establishment of medical offices to be located at Bishop's Corner, 345 North Main Street, West Hartford, Connecticut, pursuant to Section 19a-638 of the Connecticut General Statutes. Therefore, it will not be necessary for you to obtain further permission from OHCA in order to proceed with the proposed project.

Thank you for keeping OHCA informed of your plans regarding this proposal. If you have any questions regarding this letter, please contact Jack A. Huber, OHCA Health Care Analyst, at (860) 418-7034.

Sincerely,

Signed by Cristine A. Vogel
Commissioner

c: Rose McLellan, Licensing Examination Assistant, DPH, DCBR

CAV:jah